

Before the Board of Zoning Adjustment, D. C.

Application No. 11484 of the National Children's Center, Inc.,
for permission to modify plans approved by the Board of
Zoning Adjustment in Order No. 11484 dated January 4, 1974.

EXECUTIVE SESSION: January 21, 1975

ORDERED:

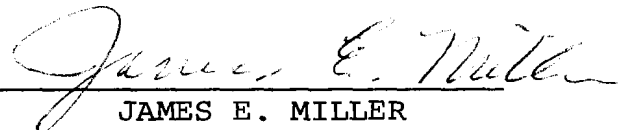
That applicant's motion for modification of plans be
approved as indicated by Exhibit Plan X and memorandum
Exhibit Y of record, be and is hereby granted.

VOTE:

4-0 (Mr. Klauber not voting, not having heard the case)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: FEB 02 1975

Before the Board of Zoning Adjustment, D. C.

Application No. 11484, of National Children's Center, Inc. pursuant to Section 8207.2 of the Zoning Regulations, for revision of plans of BZA Case No. 10899, located at 6200 Second Street, N.W., Lots 808 to include 17, 54, Lots 810, 811 & part of alley closed, Square 3341.

HEARING DATE: October 17, 1973
EXECUTIVE SESSION: November 20, 1973

FINDINGS OF FACT:

1. The subject property is located in a R-1-B District.
2. The property is improved and is presently used as a philanthropic institution school, home and clinic.
3. Appellant requests permission to modify the plans as submitted to the Board of Zoning Adjustment on September 15, 1971, by changing the residential units from a dormitory-like structure to four (4) individual houses.
4. In 1971 application was made to the Board of Zoning Adjustment for the same type of appeal which was granted under Appeal No. 10899. There is only one change with respect to the residential units as previously noted.
5. The student capacity under Appeal No. 11484 would remain the same with the same number of class rooms, students and the same number of residents as submitted and approved under Appeal No. 10899.
6. The number of on-site and on-street parking shall remain identical to that submitted and approved under Appeal No. 10899.
7. The alley that now exists abutting both sides of property owned by the National Children's Center, Inc., would be closed. Appellant shall either enter into a covenant with the District of Columbia permitting the remaining lot owners of Square 3341 to have direct and uninterrupted access to Sheridan Street through this roadway or Appellant shall cause to be closed that part of the alley which the plans call for construction thereon and re-dedicate a new alley on existing lot located at 224 Sheridan Street, N.W.

8. The National Capital Planning Commission recommended to the Board of Zoning Adjustment approval of this application.

9. No objection to the granting of this appeal was registered at the public hearing.

CONCLUSIONS OF LAW:

We are of the opinion that the philanthropic organization (National Children's Center, Inc.) and the modification of the residential structure as set forth at the hearing of October 17, 1973, and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions. We are further of the opinion that the change in plans as originally submitted in 1971 shall be more commodious to the residential neighborhood to which the facility shall serve.

ORDERED:

THAT THE ABOVE APPLICATION BE CONDITIONALLY GRANTED,
THIS ORDER SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

(a) Appellant must provide on-site parking for all buses and cars in accordance with finding number 7 in BZA Order 10899.

(b) A covenant with the District of Columbia allowing an access alley must be provided to the owners of the property abutting the alley between Sheridan Street and North Dakota Avenue or the closing of the existing and dedication of a new alley, whichever first occurs, before any permits may be issued for construction of that part of the facility affecting the alley in question.

(c) The development of the property shall not prevent alley access to Sheridan Street during construction.

(d) There will be no more than a total enrollment of 128 children, 68 of whom will live at the Center and a staff of 100 at any one time.


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(e) The Center will consist of the building shown on the approved set of plans and no changes may be made without the approval of the Board of Zoning Adjustment.

VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

ATTESTED BY:


JAMES E. MILLER
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX" MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF THIS ORDER: JAN 07 1974